



Plot 23 Innsworth Lane, Gloucester, GL3 1EA

Asking Price £366,995



Whittle Gardens is a development of 2, 3 & 4 bedroom homes, just 3.8 miles from the vibrant city of Gloucester.

Set within 64 acres of open space, your home will form part of a brand new community with a proposed school, local community centre, leisure centre, health centre and shops nearby.

For busy commuters, the A40 is just 6 minutes away, connecting you easily to the south.

- Play areas on the development
- Good range of schools and nurseries nearby
- GL1 Leisure Centre with on-site spa and café close by
- Under 10 minutes to Gloucester train station
- Large Housebuilder of the Year 2022
- Easy reach to the Cotswolds

Viewing

Please contact our Thomas & Thomas property Ltd Office on 01452 348208 if you wish to arrange a viewing appointment for this property or require further information.



Ground Floor

Lounge/Dining	5815 x 4408mm	19'2" x 15'1"
Kitchen	4211 x 2481mm	13'10" x 8'2"
WC	1691 x 843mm	5'5" x 2'8"

(Approximate dimensions)



First Floor

Bedroom 2	4414 x 2608mm	14'6" x 8'7"
Bedroom 3	3722 x 2608mm	12'3" x 8'7"
Bedroom 4	2779 x 1912mm	9'1" x 6'3"
Bathroom	2112 x 1912mm	6'11" x 6'3"

(Approximate dimensions)



Second Floor

Bedroom 1	5550 x 3482mm	18'2" x 11'5"
En Suite	1926 x 2486mm	6'4" x 8'2"
Dressing Area	2594 x 2574mm	8'6" x 8'5"

(Approximate dimensions)

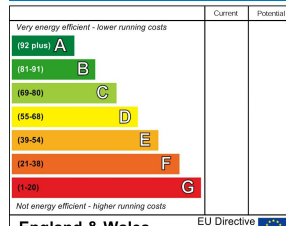
KEY B Boiler with Washing machine space ** Dimension location
 ST Stove FF Fridge/freezer space
 CYL Cylinder DW Dishwasher space

barratthomes.co.uk

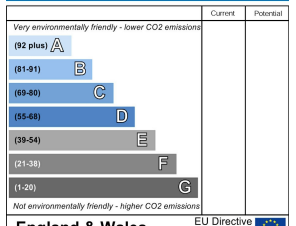
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



England & Wales

England & Wales

EU Directive 2002/91/EC

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